



# CITY of BEAVERTON

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## RFP CLARIFICATION QUESTIONS (FAQ's)

### REQUEST FOR PROPOSAL MASTER DEVELOPER Solicitation #2413-10B

1. During the five year term of the Master Agreement, will future specific development deals be **exclusively** negotiated with Master Developer?

The contract will not be exclusive. We will have the right, but not the obligation, to use the master developer to provide the services described within the scope of services section of the request for proposals.

From section 3.5 of the RFP: "The master agreement is a non-exclusive agreement in that for any particular project the City may contract with others to develop, redevelop, or rehabilitate buildings or real estate. "

2. Is there an inventory of existing buildings and land that would be the subject of the Master Developer work?

There is not a specific inventory of existing buildings and land subject to the potential work. This is because projects have not yet been specifically identified. As projects are identified, an inventory of buildings and land will be provided.

3. Has the City done their due diligence related to environmental analysis Level 1 or Level 2 on buildings and land?

Generally no. But depending upon the specific site of a project, there may be some environmental analysis previously performed.

4. Does the City have an Urban Renewal agency that the developer would interact with?

The City has recently formed an Urban Renewal Agency (Beaverton Urban Redevelopment Agency). The City has hired a consultant to begin working on an Urban Renewal Plan, which would need to be approved by BURA as well as the voters during a primary or general election. The City's expectation is that the election will be held in May 2011. Additional BURA details may be found on the following website:

<http://www.beavertonoregon.gov/departments/CDD/Planning/BURA/>

5. Are there any pending or potential litigation on buildings or lands?

While projects sites are generally located in the City's Central District, but no particular project site has yet been identified. Therefore it is premature to discuss pending or potential litigation affecting a project site.

6. Is there a focus list of key projects that the City has for this project?

The Mayor's downtown redevelopment budget identifies a number of possible projects. It is not an exclusive list and is not necessarily in priority-order. Refer to pages XX-XI of the Mayor's Budget Message for more information, the message is available at:

<http://beavertonoregon.gov/departments/finance/budget/docs/BudgetDoc2011/ProposedBudget/MayorMessage.pdf>

7. Has the City completed market research on the area where projects may be involved?

The City has been and is in the process of formulating various types of "market research" associated with the City's Strategic Civic Plan and Urban Renewal Plan. These documents and any other pertinent available studies will be provided to the successful procurer when available.

8. What is the first development project you want to focus on?

We will discuss the relative merits of various possibilities during contract negotiations.